106.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,194,700 / 1,194,700
					USE VALUE:	1,194,700 / 1,194,700
					ASSESSED:	1,194,700 / 1,194,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEA THOMAS P & SUSAN M
Owner 2:	
Owner 3:	
Street 1:	6 OLDHAM ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 18,940 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Clapboard Exterior and 3629 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18940.000	494,700	8,300	691,700	1,194,700
Total Card	0.435	494,700	8,300	691,700	1,194,700
Total Parcel	0.435	494,700	8,300	691,700	1,194,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.25 | /Parcel: 329.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	494,600	8300	18,940.	691,700	1,194,600	1,194,600	Year End Roll	12/18/2019
2019	101	FV	466,400	8700	18,940.	691,700	1,166,800	1,166,800	Year End Roll	1/3/2019
2018	101	FV	466,400	8300	18,940.	592,900	1,067,600	1,067,600	Year End Roll	12/20/2017
2017	101	FV	466,400	8300	18,940.	553,400	1,028,100	1,028,100	Year End Roll	1/3/2017
2016	101	FV	531,800	8300	18,940.	474,300	1,014,400	1,014,400	Year End	1/4/2016
2015	101	FV	443,900	8500	18,940.	424,900	877,300	877,300	Year End Roll	12/11/2014
2014	101	FV	443,900	8500	18,940.	393,300	845,700	845,700	Year End Roll	12/16/2013
2013	101	FV	443,900	8500	18,940.	375,000	827,400	827,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8365

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON JOHN/ETA	1172-200		6/20/1997		440,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2007	364	Window/S	5,500					
3/22/2006	191	Re-Roof	11,500			G7	GR FY07	
11/3/2005	1028	Porch	28,000			G7	GR FY07	OFP TO EFP
5/13/1998	317	Ingr. Po	10,000					INGROUND POOL
6/3/1996	224	Manual	2,000					REPAIR GARAGE
6/22/1995	350	Manual	4,500					REPLACE/REPAIR

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS&NOTICE	BS	Barbara S
6/10/2009	Measured	189	PATRIOT
10/26/2000	Hearing Chag	201	PATRIOT
10/27/1999	Meas/Inspect	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18940		Sq. Ft.	Site		0	70.	0.52	4									691,736						691,700	

Total AC/HA: 0.43480 | Total SF/SM: 18940 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 691,736 | Spl Credit | Total: 691,700

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 67867
GIS Ref:
GIS Ref:
Insp Date: 09/20/18

!8365!

PRINT

Date	Time
12/10/20	22:56:30

LAST REV

Date	Time
10/03/18	14:40:37

mmcmakin

USER DEFINED

Prior Id # 1:	67867
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	7 - Brick	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.03154063
Const Adj.:	1.00739932
Adj $ / SQ:	98.721
Other Features:	118772
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	716995
Depreciation:	222268
Depreciated Total:	494726

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

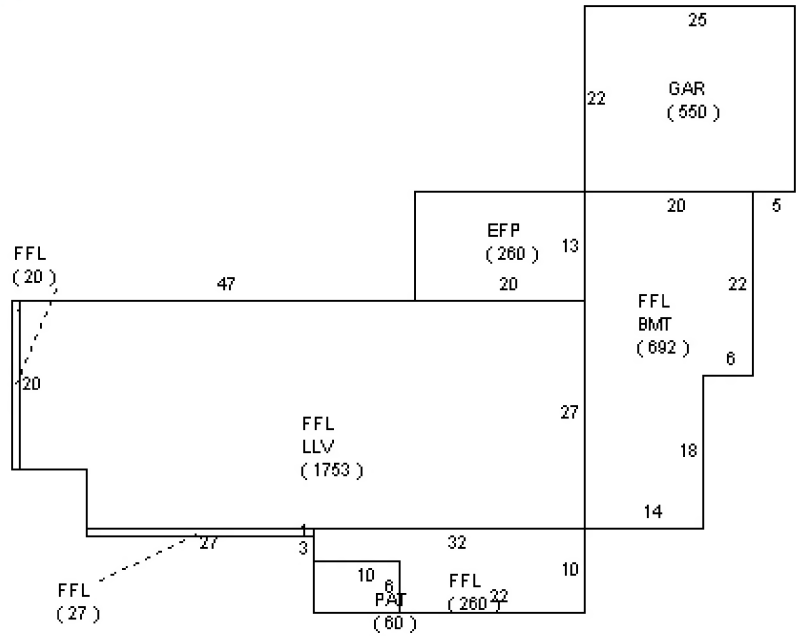
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,752	98.720	271,681
LLV	Lower Level	1,753	61.080	107,080
BMT	Basement	692	29.620	20,495
GAR	Garage	550	19.690	10,830
EFP	Enclos Porch	260	37.980	9,874
PAT	Patio	60	6.040	363

Net Sketched Area:	6,067	Total:	420,323
Size Ad	2752	Gross Are	6067	FinArea	3629
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	131.30
Special Features:	0	Val/Su Net:	81.54
Final Total:	494700	Val/Su SzAd	179.76

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 106.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	15X32	A	AV	1998	18.40	T	16.8	101			7,300			7,300
19	Patio	D	Y	1	18X20	A	GD	1998	3.29	T	12.6	101			1,000			1,000

More:	N	Total Yard Items:	8,300	Total Special Featues:		Total:	8,300